



THE
A-TEAM

**RE/MAX
FIRST**

1534 38 Avenue, Calgary T2T 2J9

MLS® #: **A2186828**

Area: **Altadore**

Listing Date: **01/16/25**

List Price: **\$1,175,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2011

Lot Information

Lot Sz Ar:

3,196 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Garden,No Neighbours Behind,Private,Treed Concrete Driveway,Single Garage Attached

DOM

16

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **3**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Garden,Private Yard**

Construction:

Stone,Stucco,Wood Frame,Wood Siding

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

ICF Block

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	17`10" x 13`11"
Dining Room	Main	16`11" x 14`9"
2pc Bathroom	Main	3`11" x 8`3"
Bedroom - Primary	Second	15`0" x 18`10"
Bedroom	Second	9`3" x 14`8"
5pc Ensuite bath	Second	9`8" x 11`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	9`6" x 15`9"
Foyer	Main	10`5" x 16`6"
Mud Room	Main	10`1" x 11`3"
Bedroom	Second	11`10" x 13`11"
5pc Bathroom	Second	7`4" x 10`4"
Office	Second	11`7" x 14`3"

Laundry
Bedroom
Game Room
Furnace/Utility Room

Second
Basement
Basement
Basement

5`10" x 8`8"
10`8" x 9`10"
15`6" x 30`10"
9`2" x 6`10"

Walk-In Closet
Exercise Room
3pc Bathroom
Other

Second
Basement
Basement
Basement

8`3" x 6`9"
10`2" x 15`3"
5`0" x 8`8"
2`2" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

1111472

Remarks

Pub Rmks:

Discover refined luxury in Altadore, where this exceptional residence showcases panoramic views of Altadore River Park. This meticulously updated home spans 2,285 square feet above grade with an additional 971 square feet of fully developed living space in the basement, all thoughtfully situated on a generous 32-foot lot that provides the spaciousness of a detached home. The main level welcomes you with professionally refinished hardwood floors that flow seamlessly through an open-concept layout bathed in natural light. Unlike typical infills, the wider lot allows for an offset kitchen design that creates distinct living spaces - a feature highly sought after by discerning buyers. The updated gourmet kitchen features upgraded cabinetry, quartz countertops, and premium gas burner cooktop, complemented by a substantial walk-in pantry. An elegant gas fireplace with designer tile work anchors the spacious family room, while glass patio doors lead to a private backyard oasis with an expansive wooden deck. The upper level has been transformed with hand-hewn French oak hardwood throughout, creating an atmosphere of sophisticated comfort. Three generous bedrooms include a stunning primary retreat featuring lofted ceilings, a walk-in closet, and a private south facing balcony overlooking the park. Both bathrooms have been luxuriously renovated with high-end finishes and superior trim work. A thoughtfully designed bonus room and built-in workspace provide flexibility for modern living, while the dedicated laundry room adds convenience. The lower level exemplifies comfort and functionality beginning with glycol in-floor heating. This space includes a professional-grade home gym, entertainment area with a second gas fireplace, wet bar, full bathroom, additional bedroom, and versatile recreation space perfect for gaming or media enjoyment. Built with exceptional attention to detail, this home features ICF concrete foundation and triple-pane windows throughout, creating a remarkably quiet and energy-efficient environment. The sophisticated design incorporates precisely calculated overhangs above the south-facing windows, maximizing solar heat gain during winter months while providing optimal shade in summer. Additional premium features include central air conditioning, built-in ceiling speakers, contemporary glass railings, rough-in for central vacuum, and Hunter Douglas window coverings. The oversized attached single garage, complete with a well-designed mudroom connection, provides abundant storage and easy access. Experience the perfect blend of luxury, comfort, and sophisticated design in one of Calgary's most desirable communities. Contact your agent for a private viewing or come see the home this weekend at the Open House.

Inclusions:
Property Listed By:

n/a
The Real Estate District

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









